089.0	0004	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	494,700 / 494,700
					USE VALUE:	494,700 / 494,700
					ASSESSED:	494,700 / 494,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
137		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VASIC ALEKSANDAR & JELENA
Owner 2:	
Owner 3:	
Street 1:	137 BRATTLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MCADAM JEAN A/ TRUSTEE -
Owner 2:	JEAN A MCADAM LIVING TRUST -
Street 1:	30 FRANCIS ST
Twn/City:	EVERETT
St/Prov:	MA Cntry
Postal:	02149

NARRATIVE DESCRIPTION

This parcel contains .109 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1954, having primarily Aluminum Exterior and 1224 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4740.000	140,500		354,200	494,700
Total Card	0.109	140,500		354,200	494,700
Total Parcel	0.109	140,500		354,200	494,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.17 /Parcel: 404.17

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 56691

GIS Ref

GIS Ref

Insp Date 11/27/18

!7247!

PREVIOUS ASSESSMENT

Parcel ID 089.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	140,500	0	4,740.	354,200	494,700		Year end	12/23/2021
2021	101	FV	129,900	0	4,740.	354,200	484,100		Year End Roll	12/10/2020
2020	101	FV	150,200	0	4,740.	393,500	543,700	543,700	Year End Roll	12/18/2019
2019	101	FV	154,300	0	4,740.	399,200	553,500	553,500	Year End Roll	1/3/2019
2018	101	FV	154,300	0	4,740.	298,000	452,300	452,300	Year End Roll	12/20/2017
2017	101	FV	154,300	0	4,740.	269,900	424,200	424,200	Year End Roll	1/3/2017
2016	101	FV	154,300	0	4,740.	258,600	412,900	412,900	Year End	1/4/2016
2015	101	FV	135,000	0	4,740.	219,300	354,300	354,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:15:28

LAST REV

Date	Time
06/15/21	11:17:52
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7247

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCADAM JEAN A/	73671-349	1	11/18/2019		487,000	No	No		
MCADAM JEAN,	71531-593	1	8/27/2018	Convenience	1	No	No		
ELLIS LEE ALFRE	47364-171		4/28/2006		390,000	No	No		
STEFANIDAKIS	29949-515		1/6/1999		146,750	No	No		
STEFANIDAKIS GE	29949-515		10/26/1994		146,750	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/9/2021	264	Add Bath	18,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/28/2020	SQ Returned	JO	Jenny O
1/23/2020	SQ Mailed	JO	Jenny O
11/27/2018	MEAS&NOTICE	CC	Chris C
3/20/2009	Inspected	372	PATRIOT
1/6/2009	Measured	336	PATRIOT
9/13/2006	MLS	HC	Helen Chinal
4/6/2000	Inspected	276	PATRIOT
1/24/2000	Measured	163	PATRIOT
1/11/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	56691
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4740		Sq. Ft.	Site		0	70.	1.07	5			Ledge	-10					354,187						354,200	

Total AC/HA:	0.10882	Total SF/SM:	4740	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	354,187	Spl Credit		Total:	354,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	MAUVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40.3	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	235309
Depreciation:	94829
Depreciated Total:	140479

COMMENTS

LOC=HOSPITAL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

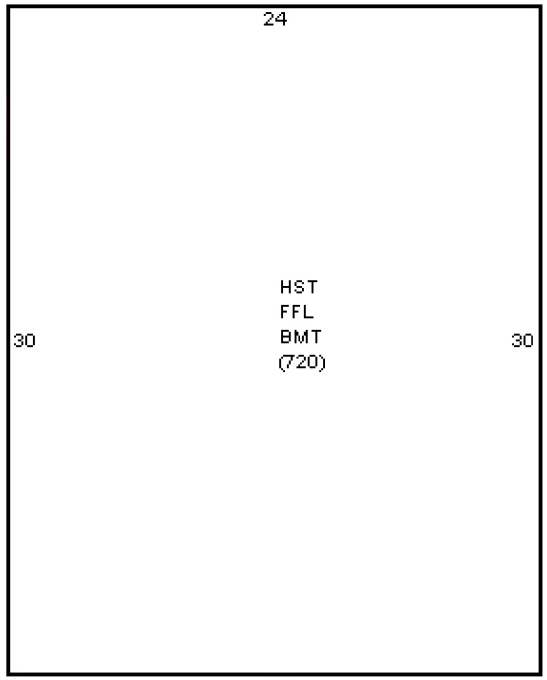
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	134.99
Special Features:	0	Val/Su Net:	78.06
Final Total:	140500	Val/Su SzAd	130.09

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	43.090	31,023
FFL	First Floor	720	134.990	97,190
HST	Half Story	360	134.990	48,595

Net Sketched Area:	1,800	Total:	176,808
Size Ad	1080	Gross Area	2160	FinArea	1224
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

089.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	